

UDO Amendment Recommendations For Council Approval After Public Hearing

Section #	Title	Concern/ Suggestion	Solution	Proposed Action/ Correction	Planning Board Decision	Sent to Council	Public Hearing
Article 2 Section 2.09 (B) (4)	Temporary Storage Containers	Notice to the UDO Administrator should be written	3rd sentence Insert "written" between providing and notice.	The Owner of a lot or Parcel on which a dumpster will be placed shall be responsible for providing "written" notice to the UDO Administrator within 24 hours of the placement.	Unanimously agreed with suggestion to add "written" to the 3rd sentence between providing and notice	4/15/2014	
Article 6 Section 6.04	Miniature Golf Courses	Questioned why permitted in MB2 and RI1 Districts	Planning Board decided to remove miniature golf courses from MB2/BB1 due to closeness to restl zones, & to change MB1 /MUD to S to allow Board to make request on case basis	Planning Board recommended removing Miniature Golf Courses from the MB2 & BB1 districts & change MB1/MUD to S	Unanimously agreed to remove Miniature golf courses from MB2 & BB1 districts & change MB1/ MUD to S	4/15/2014	
Article 6 Section 6.06 (H) (B) (2) (g)	Zoning Districts Development Standards	Concerned about losing ROW and structures within five feet of the road	Remove subsection allowing accessory structures due to closeness to front line and the proximity to residential housing	Planning Boad decided to remove subsection allowing accessory structures due to closeness to front line and the proximity to residential housing	Unanimously agreed to remove subsection (H) (B) (2) (g) from Article 6 Section 6.06	4/15/2014	
Article 9 Section 9.03 (C) (1)	Building Design Standards	Does cement Board need to be referenced?	Planning Board reviewed the materials listed and discussed adding cement board.	Planning Board recommended adding cement board as option with the materials listed.	Unanimously agreed to recommend adding cement board to (C) (1)	4/15/2014	
Appendix A	Definitions	Yard Debris - Thought clippings were allowed to be placed in the regular trash receptacles.	Discussed and determined that Yard Debris is not addressed in the UDO	Agreed to delete definition	Unanimously agreed to recommend deletion of Yard Debris definition	4/15/2014	

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Section #	Title	Concern/ Suggestion	Solution	Proposed Action/ Correction	Planning Board Decision	Sent Public To Council Hearing
Article 7 Section 7.14 (C)	Swimming Pools	Review fence height in BR1 & BR2 for consistency. This section allows 72"; noted Districts allow 48". Consider reference to sections that do not allow fences/walls if they block water view from other properties.	Planning Board reviewed and discussed section.	Planning Board reviewed and agreed to delete the 4th sentence in (C) "A <i>fence</i> erected along the property line or within any setback area shall be a fence which shall not exceed seventy-two (72) inches in height"	Unanimously agreed to recommend deletion of the 4th sentence in Article 7 Section 7.14 (C)	4/15/2014
Article 10 Section 10.01 (E) (2)	Landscaping and Buffering Requirements	Determine NCDOT roadway standards and consider adding our own standard for adequate sight angles (clear from 3 to 7 feet).	Planning Board reviewed and discussed section and agreed to add a reference to Section 2.08	Add reference to Article 2 Section 2.08 Sight Visibility Triangle	Unanimously agreed to recommend adding sentence to Section 10 .01(E) (2) to reference Article 2 Section 2.08 Sight Visibility Triangle	4/15/2014
Article 3 Section 3.08 3rd Sentence	Operation; Rules; Meetings; Records	Staff recommends deleting "shall" and adding "may"	Delete "shall" and add "may"	Delete "shall" and add "may"	Unanimously agreed to recommend deleting "shall" and adding "may"	4/15/2014
Article 12 Section 12.06 (G) (2)	Environmental Regulations	Verbiage needs to reference Brunswick County for Manual Clarification	Add Verbiage to reference Brunswick County Stormwater Management Manual	Add "Brunswick County" in the second sentence before Stormwater Management Manual	Unanimously agreed to add "Brunswick County" as requested	4/15/2014

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Section #	Title	Concern/ Suggestion	Solution	Proposed Action/ Correction	Planning Board Decision	Sent Public To Council Hearing
Article 6 Section 6.06	MR2A Mainland Residential District	Section Not Included in UDO in the Table of Permitted Uses or in the Zoning Districts Development Standards	Staff advised section omitted in error and recommended MR2A be added to UDO.	Added MR2A to UDO	Unanimously agreed adding to recommend MR2A District to the Table of Permitted Uses and in the Zoning District Development Standards	4/15/2014
Article 11	Signs	Consideration of request to incorporate the Dock Street live/work units sign restrictions into the MUD District	Planning Board requested Staff to review.	Regulations exist in Appendix B currently and can be found in Part VI Midtown Precinct Precinct Section B.38 Signs - last sentence needs to include after regulations (see Section B.11 Signs)	Unanimously agreed to recommend clarification information to last sentence	4/15/2014
		UDO contains various words throughout that are Bold type without statement as to purpose for Bold Type	Words that are in Bold type have a definition in Appendix A. Add statement explaining purpose.	Add statement in front of UDO explaining Bold type.	Unanimously agreed to recommend adding an explanation for the Bold type.	4/15/2014
Article 7 Section 7.11 (C)	Private Community Centers	Staff recommend allowing Community Centers in BB-1	Insert an Exception Sentence after (C)	Insert after (C) "Exception - Private Community Centers may be permitted outside of the respective subdivision when located in BB-1.	Unanimously agreed with proposed action.	4/15/2014

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Section #	Title	Concern/ Suggestion	Solution	Proposed Action/ Correction	Planning Board Decision	Sent To Council Public Hearing
Article 6 Section 6.03 (L)	Primary Zoning Districts	Verbiage changed from July 2012 UDO version and single family home reference deleted from AF	Verbiage needs to be amended to include the way stated in the July 2012 version of the draft UDO for AF1.	Amend verbiage to read " Primarily for production of agricultural and forestry products with provisions for single family homes, provided lots are one (1) acre minimum in size, and that all other requirements of MR-1 apply for the residential lots.	Unanimously agreed to recommend amending verbiage to read "Primarily for production of agricultural and forestry products with provisions for single family homes, provided lots are one (1) acre minimum in size, and that all other requirements of MR-1 apply for the residential lots".	4/15/2014
Section 6.06 MR1, MR2 and MR3	Zoning Districts Development Standards	Staff recommends adding verbiage from MH1 (g) to MR1 (J), MR2 (J) and MR3 (G) concerning accessory structures clarification	No accessory structure erected in any front yard, required side yard, within 15 feet of any street line or within 5 feet of any rear yard lot line, not a street line. On reverse corner lots, no accessory building or accessory structure shall extend beyond the front yard line of the lot to its rear.	No accessory structure erected in any front yard, required side yard, within 15 feet of any street line or within 5 feet of any rear yard lot line not a street line. On reverse corner lots, no accessory building or accessory structure shall extend beyond the front yard line of the lot to its rear.	Unanimously agreed with proposed action.	4/15/2014

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Section #	Title	Concern/ Suggestion	Solution	Proposed Action/ Correction	Planning Board Decision	Sent To Council	Public Hearing
Article 6 Section 6.02	Interpretation	Staff recommends deleting "Special Uses:" and replacing with "Special Use Permit:" and deleting last sentence; adding SS definition	Add SS Definition Add - (P), (PS), (S) and (SS) to each definition section to reflect how it appears in tables	Delete "Special Uses:" Add "Special Use Permit and delete last sentence. Add SS definition "Special Use Permit with supplemental regulations: UDO Administrator review and recommendation, Board of Adjustment review and approval of Special Use Permit subject to district provisions, other applicable requirements, conditions of approval and supplemental regulations as outlined in Article 7."	Unanimously agreed with proposed action.	4/15/2014	
Article 6 Section 6.06	Zoning District Development Standards	30% Rule for impervious surface needs to be applied in all zones and needs to be removed from the Accessory Structure subsection in some zones.	MR-1 Remove J2b, make 2c 2b Add J2b verbiage as subsection M MR-2 Remove J2b, make 2c 2b Add J2b verbiage as subsection M MR-3 Remove G2b, make 2c 2b Add J2b verbiage as subsection M	MR-1 Remove J2b, make 2c 2b Add J2b verbiage as subsection M MR-2 Remove J2b, make 2c 2b Add J2b verbiage as subsection M MR-3 Remove G2b, make 2c 2b Add J2b verbiage as subsection M	Unanimously agreed with proposed action. Unanimously agreed with proposed action. Unanimously agreed with proposed action.	4/15/2014 4/15/2014 4/15/2014	

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Article 6 Section 6.06	Zoning District Development Standards	30% Rule for impervious surface needs to be applied in all zones and needs to be reomoved from the Accessory Structure subsection in some zones.	MB-1 Add "Not more than 30% of total lot area may be covered by the main building, accessory structures, and impervious surfaces. This percentage may be exceeded with a solution approved by the Inspection Department. No landscaping using imperviuos materials such as solid plastic and vinyl will be permitted." as A5.	MB-1 Add "Not more than 30% of total lot area may be covered by the main building, accessory structures, and impervious surfaces. This percentage may be exceeded with a solution approved by the Inspection Department. No landscaping using impervious materials such as solid plastic and vinyl will be permitted." as A5.	Unanimously agreed with proposed action.	4/15/2014	
			MB-2 Add "Not more than 30% of total lot area may be covered by the main building, accessory structures, and impervious surfaces. This percentage may be exceeded with a solution approved by the Inspection Department. No landscaping using imperviuos materials such as solid plastic and vinyl will be permitted." as F.	MB-2 Add "Not more than 30% of total lot area may be covered by the main building, accessory structures, and impervious surfaces. This percentage may be exceeded with a solution approved by the Inspection Department. No landscaping using imperviuos materials such as solid plastic and vinyl will be permitted." as F.	Unanimously agreed with proposed action.	4/15/2014	

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Article 6 Section 6.06	Zoning District Development Standards	30% Rule for impervious surface needs to be applied in all zones and needs to be removed from the Accessory Structure subsection in some zones.	BR-1 Add "Not more than 30% of total lot area may be covered by the main building, accessory structures, and impervious surfaces. This percentage may be exceeded with a solution approved by the Inspection Department. No landscaping using impervious materials such as solid plastic and vinyl will be permitted. Total Lot Area for stormwater purposes is the required building lot area as defined in F." as J.	BR-1 Add "Not more than 30% of total lot area may be covered by the main building, accessory structures, and impervious surfaces. This percentage may be exceeded with a solution approved by the Inspection Department. No landscaping using impervious materials such as solid plastic and vinyl will be permitted. Total Lot Area for stormwater purposes is the required building lot area as defined in F." as J.	Unanimously agreed with proposed action.	4/15/2014	
			BR-2 Add "Not more than 30% of total lot area may be covered by the main building, accessory structures, and impervious surfaces. This percentage may be exceeded with a solution approved by the Inspection Department. No landscaping using impervious materials such as solid plastic and vinyl will be permitted." as K.	BR-2 Add "Not more than 30% of total lot area may be covered by the main building, accessory structures, and impervious surfaces. This percentage may be exceeded with a solution approved by the Inspection Department. No landscaping using impervious materials such as solid plastic and vinyl will be permitted." as K.	Unanimously agreed with proposed action.	4/15/2014	

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			MH-1 Remove G2, make 3 2 Add G2 verbiage as subsection N	MH-1 Remove G2, make 3 2 Add G2 verbiage as subsection N	Unanimously agreed with proposed action.	4/15/2014	
			MH-2 Remove G2, make 3 2 Add G2 verbiage as subsection N	MH-2 Remove G2, make 3 2 Add G2 verbiage as subsection N	Unanimously agreed with proposed action.	4/15/2014	

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Article 6 Section 6.06	Zoning District Development Standards	30% Rule for impervious surface needs to be applied in all zones and needs to be reomoved from the Accessory Structure subsection in some zones.	RI-1 Add "Not more than 30% of total lot area may be covered by the main building, accessory structures, and impervious surfaces. This percentage may be exceeded with a solution approved by the Inspection Department. No landscaping using imperviuos materials such as solid plastic and vinyl will be permitted." as I.	RI-1 Add "Not more than 30% of total lot area may be covered by the main building, accessory structures, and impervious surfaces. This percentage may be exceeded with a solution approved by the Inspection Department. No landscaping using imperviuos materials such as solid plastic and vinyl will be permitted." as I.	Unanimously agreed with proposed action.	4/15/2014	
			CR-1 Add "Not more than 20% of total lot area may be covered by the main building, accessory structures, and impervious surfaces. This percentage may be exceeded with a solution approved by the Inspection Department. No landscaping using imperviuos materials such as solid plastic and vinyl will be permitted. Total Lot Area for stormwater purposes is the required building lot area as defined in B." as J.	CR-1 Add "Not more than 20% of total lot area may be covered by the main building, accessory structures, and impervious surfaces. This percentage may be exceeded with a solution approved by the Inspection Department. No landscaping using imperviuos materials such as solid plastic and vinyl will be permitted. Total Lot Area for stormwater purposes is the required building lot area as defined in B." as J.	Unanimously agreed with proposed action.	4/15/2014	

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Article 6 Section 6.06	Zoning District Development Standards	30% Rule for impervious surface needs to be applied in all zones and needs to be removed from the Accessory Structure subsection in some zones.	AF-1 Remove J2b, make c b, Change 2nd J to L, Add J2b verbiage as M, Change 15% to 20 %.	AF-1 Remove J2b, make c b, Change 2nd J to L, Add J2b verbiage as M, Change 15% to 20 %.	Unanimously agreed with proposed action.	4/15/2014
Article 10 Section 10.01 (B)	Landscaping and Buffering Requirements	Requests adding duplexes as exempt. Consider some landscaping requirements apply to all residential housing.	It was determined that the Ord. 151.097 regulating SF residential landscaping was omitted from the UDO and should be added. Duplexes will be covered by 151.097 and should be exempt from 10.01(B)	Board recommended adding verbiage from 151.097 for SF residential that was accidently omitted. Board recommends adding duplexes to Section 10.01 Landscaping Requirements	Unanimously agreed to recommend adding verbiage from 151.097 for SF residential as 10.05 adding duplexes as exemption in Section 10.01 (B) and adding Island Point Value column in Section 10.05 (E) including values for sod and irrigation systems.	5/5/2014
Appendix A	Definitions	Transient - Request this be defined as less than 30 days. Questioned what sections of the UDO are affected by this?	Discussed definition of Transient.	Agreed to amend definition to remove "of less than ninety (90) days"	Unaimously agreed to recommend amending definition to remove "of less than ninety (90) days"	5/5/2014